



FARMINGTON CITY

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CITY COUNCIL

SHANE PACE
CITY MANAGER

PLANNING COMMISSION MEETING

Thursday July 15, 2021

Public Meeting - Farmington City Hall
160 S. Main Street, Farmington, Utah.

Study Session: 6:30 p.m. **Regular Session: 7:00 p.m.**

Farmington City Planning Commission meetings, including this meeting, are open to the public. If you wish to view the regular session online, the link to the live hearings and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at crowe@farmington.utah.gov by 5 p.m. on the day listed above.

- 7:00 1. Minutes (6/3/21 and 6/17/21)
 2. City Council Report

SUBDIVISION/MASTER PLAN AND ZONING AMENDMENT APPLICATIONS

- 7:05 3. Aaron Mueller/Teton Range LLC (Public Hearing) – Applicant is requesting a recommendation for Preliminary (PUD) Master Plan and Schematic subdivision plan for the proposed Farmington Ridge PUD, which will consist of 6 lots on 1.59 acres, located at 1386 S 200 E. in the R-4 zone. (S-11-21)
- 7:25 4. Chris McCandless/FSC Development, LLC (Public Hearing) – Applicant is requesting recommendation for a Project Master Plan (PMP)/Development Agreement (DA) for the proposed Farmington Station Center Townhomes (including adjacent mixed-use areas), and schematic site plan approval---and recommendation(s) for schematic subdivision and a zone text change for the City's regulating plan, related thereto. The project (approx. 18 acres) is located at approximately 1400 W Burke Lane in the OMU (Office Mixed-Use) zone. (S-12-21, PMP-2-21, SP-4-21, ZT-16-21)

SITE PLAN APPLICATION

- 7:45 5. Park Lane Commons Six LLC (Public Hearing) – Applicant is requesting special exception approval for the drive-up window(s) only, for the proposed Bank of America, located at 423 N 1075 W., in the GMU (General Mixed Use) zone. (SP-9-19)

ZONE TEXT AMENDMENTS

- 8:05 6. Farmington City (Public Hearing) – Applicant is requesting a recommendation regarding a text amendment to the Zoning Ordinance related to Short Term Rentals (STRs). (ZT-10-21)
- 8:15 7. Farmington City (Public Hearing) – Applicant is requesting a recommendation regarding a text amendment to the Zoning Ordinance related to porches and balconies. (ZT-11-21)
- 8:25 8. Farmington City – Applicant is requesting a recommendation regarding amendments to the Zoning Ordinance to require developers/owners of any new dwelling units to set aside a certain percentage of their developments as affordable housing, or to pay a fee in lieu, or some other benefit, and to consider additional affordable housing amendments to the Zoning Ordinance (ZT-1-21).

OTHER BUSINESS

9:00 9. Miscellaneous, correspondence, etc.

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted July 13, 2021

Carly Rowe, Planning/Recording Secretary